

TOWN OF MADISON PLANNING BOARD DECEMBER 10, 2024, 6:30PM

PRESENT: Board Chairman, Doug Waterman; Members: John Mancino, Cary Earley, David Young, and Mark Lewis

GUESTS: 7

Chairman Waterman opened the meeting at 6:32 pm

A motion to approve November minutes was made by Cary Earley and seconded by David Young. All in favor were so moved.

1. EDP Renewables- Rachel Smith appeared before the Board as the representative for EDP Renewables to discuss the proposed construction of a temporary meteorological evaluation tower (MET) [also referred to as a Wind Measurement Tower, or WMT] on property owned by Dustin and Wesley Keith located at tax map # 115.-1-52. The proposed structure is 344.5 feet in height. Currently, the town of Madison allows the maximum height of any structure to be 200 feet. The Board did inquire about the light at the top of the tower, to which Ms. Smith said it would be modeled in accordance with FAA requirements, but that she would get the details for the Board and let them know (flashing? Solid? Etc.). After reviewing Ms. Smith's documents, it was determined that she would need a) a notarized signature from the Keiths to prove they're on board with the construction on their land, and b) FAA approval. Regarding FAA approval, Ms. Smith said it had been submitted to them already but due to the volume of requests they see, it typically can take months to hear back. The Board made the decision to hold the public hearing on January 14, 2025, and once FAA approval had been given, they would then be able to move forward with the project, barring any unknown issues. A motion to tentatively approve the construction of the MET tower with the aforementioned conditions was made by Cary Earley and seconded by Mark Lewis. All those in favor were so moved.

On a related noted, Ms. Smith did say that the Madison wind farm located on Stone Road will be decommissioned in the summer of 2025.

2. Joseph Mordus- Gary Anderson, as representative for Joseph Mordus came to discuss combining four lots into one lot for commercial sale. The lots in question are located at tax map# 153.11-1-5, 153.11-1-6, 153.11-1-7, and 153.11-1-8, along route 12B, located between the Hamilton Airport and the Madison Marketplace shopping plaza. The total acreage between the 4 lots equals 3.4 acres. The Board was quite receptive to the idea and a motion to approve after a public hearing scheduled for

January 14, 2025, was made by John Mancino and seconded by Cary Earley. All in favor were so moved.

3. Jeff McKee of Friendly Ford- Mr. McKee came to discuss a “temporary structure” that the dealership was looking to erect on the north side of their existing building, roughly 20’ x 40’ in size, that they would use to store tires and other materials/parts until the construction of their new building is complete. According to Mr. McKee, Friendly Ford was unaware permission would be needed for this project and had already begun when Mr. Cesario stopped them. Chairman Waterman told Mr. McKee he’d need to fill out the site plan and SEQR and he could return to the January 14, 2025, meeting once he had the proper documents, for the Board to reevaluate and decide.
4. Joe and Lincoln Pisiak- Brian Chapin appeared on the Pisiaks’ behalf with a preliminary survey to show that Joe Pisiak will be looking to subdivide 41 acres out of the 124-acre parcel that he owns located at 3465 Lovejoy Road, Madison, tax map# 126.-2-55.1. Mr. Chapin, or his associate, Mr. Berry, will return on January 14, 2025, with a completed survey for the Board’s review.

As there were no further questions or discussions, a motion to adjourn was made at 7:17 pm by Cary Earley and seconded by David Young. All in favor were so moved.

Respectfully submitted by,
Kyla Lawrence
Planning Board Clerk